

## Ventnor, Isle of Wight



- For Sale By Public Auction - Wednesday 1st April 2026 at 11.00am.
- Prime High Street Location Total Floor Area - 198 square metres (2131.25 square ft)
- Popular, Fully Fitted Restaurant space with Additional lower Ground Floor Area
- Renovated in Recent years
- Spacious Two Bed Apartment
- Offering Ideal Lifestyle, Business or Investment Opportunity



## About the property

**For Sale By Public Auction - Wednesday 1st April 2026 at 11.00am.**  
Prime Mixed-Use Property in the Heart of Ventnor High Street

Situated in a sought-after position on Ventnor High Street, this attractive mixed-use property offers a fantastic lifestyle and business opportunity in one of the Isle of Wight's most charming Victorian seaside towns. With its bustling summer tourist trade and year-round appeal, Ventnor provides the perfect backdrop for this versatile premises.

### Commercial Space

Currently operating as a popular Italian restaurant, the ground floor features a welcoming bar and restaurant area with a well-equipped kitchen. On the lower ground floor, there is additional dining space, a dedicated children's area, WC facilities, and ample storage. The layout provides flexibility for a variety of hospitality or retail uses.

### Residential Accommodation

Accessed via the commercial premises, the spacious first-floor apartment comprises two well-proportioned bedrooms, a large lounge/diner, and a modern fitted kitchen. The apartment has been tastefully renovated in recent years, offering comfortable, contemporary living.

**Agents Note: The current owner has indicated that they would like the opportunity of renting the property back from any new prospective owner.**

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Freehold  
EPC - Commercial & Domestic 87 (D)  
Total Floor Area - 198 square metres (2131.25 square ft)

**FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 1ST APRIL 2026 STARTING AT 11AM AT THE BROOKES SUITE, SILVERLAKE STADIUM, STONEHAM LANE, EASTLEIGH, SOUTHAMPTON, SO50 9HT**

\*ADDITIONAL FEES: Buyers Admin Fee: £600 inc (£500 + VAT), payable on exchange of contracts.

\*\*\*\*\* MONEY LAUNDERING PROCEDURES \*\*\*\*\* IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE).

IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER. PLEASE SEE WEB-SITE, [auctions@pearsons.com](mailto:auctions@pearsons.com) FOR FURTHER DETAILS.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Please note that all prospective purchasers should download the legal purchase pack and we draw attention to the boundaries of the property.

## Accommodation

### LOWER GROUND FLOOR

Dining Area 1 18'8 x 11'1

Dining Area 2 14'2 x 12'11

Dining Area 3 13'6 x 9'11

WC Facilities

### GROUND FLOOR

Landing

Shop area 30'11 x 16'1

Prep area 13'8 x 9'3

### FIRST FLOOR

WC

Kitchen 11'11 x 11'10

Lounge/Dinner 20'10 x 16'1 (into bay)

### SECOND FLOOR

Landing

Bathroom

Bedroom 1 16'01 x 11'10

Bedroom 2 12'03 x 11'10

### OUTSIDE

Decked area

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**